

## Submission on Behalf of Ballantyne Properties Limited

### Robin Patterson

I intend to speak briefly as to why it is my opinion that the BPL land should be zoned as Business Mixed Use (BMU) in terms of its location in Wanaka and its context in terms of surrounding landuse and zoning and then I am available to answer questions.

This land:

- Fronts Ballantyne Road which is a busy arterial route leading from the Wanaka town centre to 3 Parks commercial centre, the industrial centre, Mt Barker, the airport and then to central Otago. On the other side of Ballantyne Road land use is mostly Industrial (60% of frontage). Residential usage fronting this road would create traffic manoeuvring completely inappropriate for a collector road such as this.
- Is south of an existing main power substation
- Is north of Industrial usage in terms of a very busy fuel station and Hire Equipment business. Both industrial in usage. My original submission wrongly identified this land as *“Partially Developed Business Land”*

This block of land, to be consistent with surrounding landuses should ideally be a buffer between Industrial on three sides and the residential land to the east and I believe the flexibility and variable landuse allowed by BMU would allow that.

### Business Mixed Use Zone

From Stage 2 of the PDP

*“The intention of this zone is to provide for complementary commercial, business, retail and residential uses that supplement the activities and services provided by town centres. Higher density living opportunities close to employment and recreational activities are also enabled.”*

This zone gives the maximum flexibility for a well designed commercial / business area close to both the town centre and the 3 parks retail centre. There is a need by Council to ensure the supply of business / Commercial enabled land under their District Plan especially for high growth Councils such as QLDC.

My experience over the last 20 years leads me to consider that while Queenstown is the international tourist hub of the south island Wanaka is often the centre where New Zealanders prefer to live to run their businesses from or to retire. This has become more evident as the ability to work remotely has become easier but may be exacerbated by the huge number of Kiwis returning since the Covid pandemic has hit. This would suggest that Wanaka needs to be prepared for accelerated growth over the next decade or so and I'm not sure this has been appreciated by the Business Development Capacity Assessment 2017 commissioned by QLDC.

### General Industrial Land

If Wanaka is going to have an increased need for Business/ Commercial use could the same argument apply to Industrial Land which some of this property was notified as. The increasing growth in Wanaka's population is likely to be more of what is here now. Retired or semi retired people, people here for lifestyle reasons rather than those that need a fulltime job. The cost of buying a house in and around Wanaka means that Wanaka doesn't have a pool of workers who would be available for industrial type manufacturing jobs. The needs of existing and future Wanaka are more likely to be trade related suppliers and retailers of specialty services. I.e bakeries, electrical/plumbing wholesalers/trade stores, hardware suppliers and gyms.

### Residential Land

If there is a need for more business land because of the upcoming growth of Wanaka then that same argument must apply to residential land. So why am I suggesting the BPL should go to BMU rather than residential. The main reason is that we should be establishing neighbourhoods where retail / business / schools / recreational and medical facilities are in the same general location so we can facilitate traffic coordination for all of these things. Its poor urban design if someone needs to go to one part of the town to meet with a lawyer another part to go to the supermarket and another part to buy some paint to paint a wall. This is the same whether you go by car, bus or electric bike.

Robin Patterson

for Ballantyne Properties Ltd

# QLDC Web Map

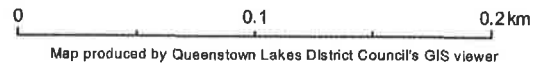


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Scale @A3 paper size - 1:2,257



Map produced by Queenstown Lakes District Council's GIS viewer

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